

AN ORDINANCE
BY: ZONING COMMITTEE

00-0-1679

AN ORDINANCE TO AMEND THE 1982 ZONING ORDINANCE OF THE CITY OF ATLANTA, AS AMENDED, SO AS TO CREATE A NEW SUBAREATO BE ENTITLED THE SPRINGDALE/OAKDALE/ LULLWATER SUBAREA OF THE DRUID HILLS LANDMARK DISTRICT, 20B; TO ESTABLISH NEW REGULATIONS FOR SAID SUBAREA OF THE DRUID HILLS LANDMARK DISTRICT; TO ENACT, BY REFERENCE AND INCORPORATION, A MAP ESTABLISHING THE BOUNDARIES OF SAID SUBAREA OF THE DRUID HILLS LANDMARK DISTRICT; AND TO DESIGNATE AND ZONE ALL PROPERTIES LYING WITHIN THE BOUNDARIES OF SAID SUBAREA OF THE DRUID HILLS LANDMARK DISTRICT TO THE ZONING CATEGORY OF LANDMARK DISTRICT (LD) PURSUANT TO CHAPTER 20 OF THE ZONING ORDINANCE OF THE CITY OF ATLANTA, REZONING FROM R-3 (SINGLE-FAMILY RESIDENTIAL) TO LD20B DRUID HILLS LANDMARK DISTRICT; TO REPEAL CONFLICTING LAWS; AND FOR OTHER PURPOSES.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, as follows:

SECTION 1. That the properties lying within the Springdale/ Oakdale/Lullwater Subarea of the Druid Hills Landmark District, which properties are more fully described as shown on Attachment "A" to this ordinance, which attachment is incorporated herein, meet the criteria for Landmark District as set forth in the Nomination Resolution of the Urban Design Commission attached hereto as Attachment "B" and incorporated herein, and are hereby determined to be a new subarea of

E3

the Druid Hills Landmark District pursuant to Chapter 20 of the 1982 Zoning Ordinance of the City of Atlanta, as amended.

SECTION 2. That the 1982 Zoning Ordinance of the City of Atlanta, as amended, is hereby further amended by designating said properties described in Attachment "A" to the zoning category "Landmark District" pursuant to Section 16-20.006 of the 1982 Zoning Ordinance of the City of Atlanta, as amended.

SECTION 3. That the 1982 Zoning Ordinance of the City of Atlanta, as amended, is hereby further amended by adding a new subarea, entitled Springdale/Oakdale/Lullwater, to Chapter 20B, the regulations for which shall read as shown in Attachment "C", which attached regulations are incorporated herein.

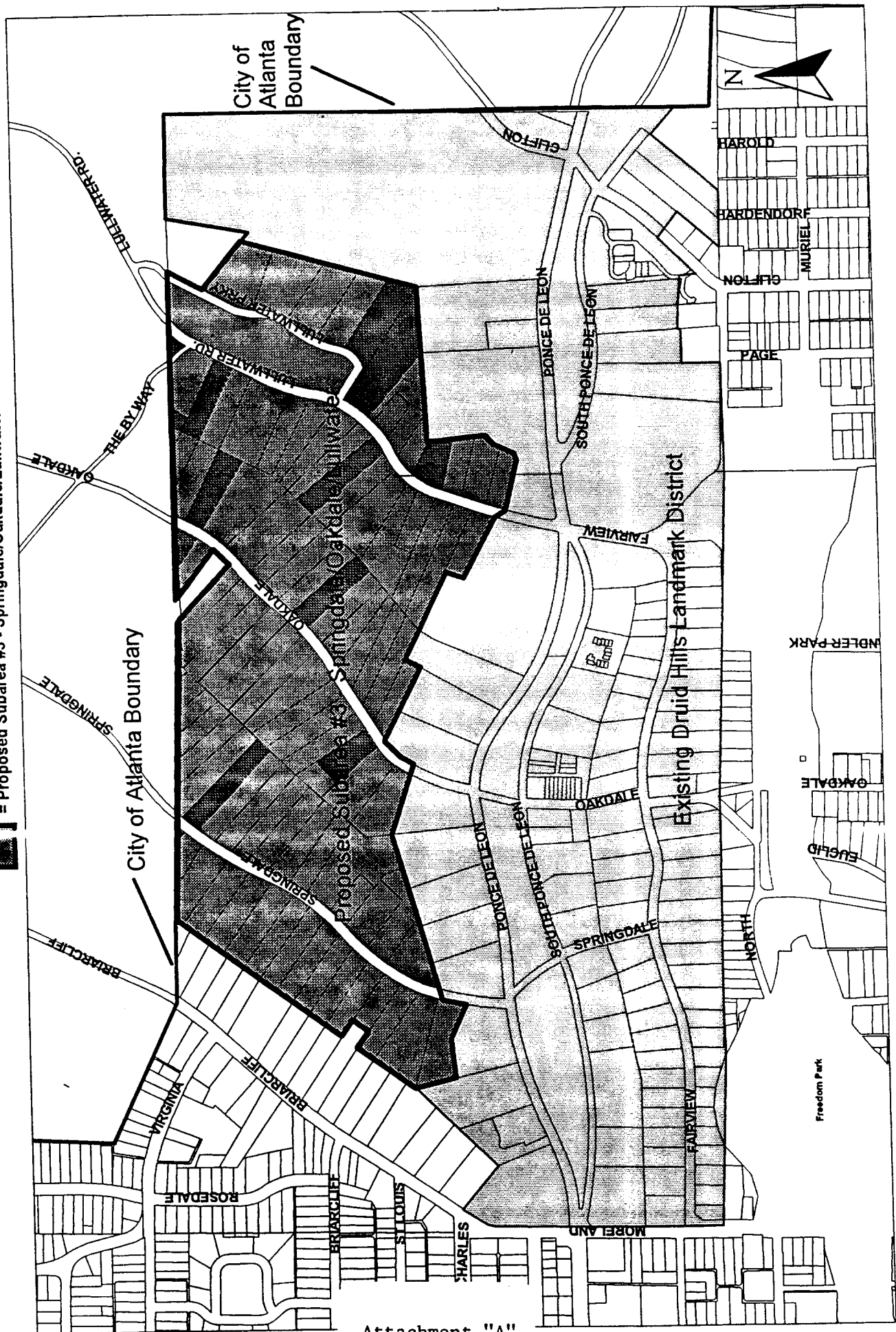
SECTION 4. That the boundaries of the Springdale/Oakdale/Lullwater Subarea within the Druid Hills Landmark District shall be established as shown on the attached map marked Attachment "A", which attached map is incorporated herein.

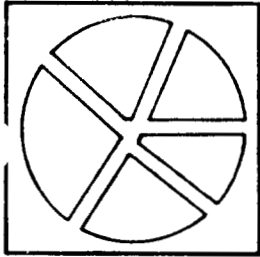
SECTION 5. That the official zoning map of the City of Atlanta, now on file with the office of the Clerk of Council, be and is hereby amended so as to provide that the subject properties lying within said Springdale/Oakdale/Lullwater Subarea of the Druid Hills Landmark District bear the zoning designation "Landmark District", which designation shall be officially abbreviated as "LD" and shall supplant the abbreviation for the existing R-3 zoning classification on said map. All properties lying within said Springdale/Oakdale/Lullwater Subarea of the Druid Hills Landmark District shall be subject to the regulations attached hereto as Attachment "C", the General Regulations as set out in Section 16-20B.003 of the existing Druid Hills Regulations and the general regulations governing landmark districts contained in Chapter 20 of the 1982 Zoning Ordinance, as amended, as well as any other applicable laws and regulations.

SECTION 6. That all ordinances or parts of ordinances in conflict with this ordinance are repealed.

Druid Hills Landmark District (Chap. 20B):

1 = Proposed Subarea #3 - Springdale/Oakdale/Lullwater





ATLANTA
URBAN DESIGN
COMMISSION

ATLANTA CITY HALL
55 TRINITY AVENUE, SW
SUITE 3400
ATLANTA, GEORGIA 30335-0331
(404) 330-6200

N-00-01

RESOLUTION

Whereas, an application was properly submitted by the requisite number of property owners within the Springdale/Oakdale/Lullwater Subarea of the Druid Hills Landmark District pursuant to Subsection (a) of City of Atlanta Code of Ordinances Section 16-20.005 Nominations; and

Whereas, the Executive Director of the Atlanta Urban Design Commission initiated the nomination process by mailing the appropriate Notice of Intent to Nominate to all property owners in the Springdale/Oakdale/Lullwater Subarea of the Druid Hills Landmark District pursuant to Subsection (b) of said code section; and

Whereas, the Executive Director has caused to be conducted extensive research regarding this proposed nomination and has compiled a written report stating the findings and recommendations regarding the historic, architectural and cultural significance of said nomination pursuant to Subsection (d) of said code section, which report, Exhibit "A", is attached to this resolution and is hereby incorporated by this reference; and

Whereas, a public hearing was held by this Commission to consider said nomination after appropriate public notice was provided as required by Subsection (e) of said code section; and

Whereas, this Commission has reviewed and considered said designation report as well as all other testimony, documentation and other evidence presented to it, including the testimony of all interested members of the public and property owners pursuant to Subsection (e) of said code section;

Now, therefore be it resolved by the Urban Design Commission of the City of Atlanta as follows:

Section 1. That the designation report prepared by the Executive Director of the Urban Design Commission is hereby adopted by this Commission and shall constitute the Findings of Fact upon which this nomination is based.

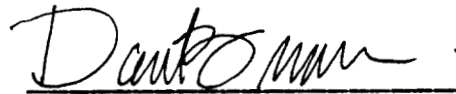
Section 2. That the Commission hereby determines that the Springdale/Oakdale/Lullwater Subarea of the Druid Hills Landmark District, a map of which delineating all boundaries is attached hereto as Exhibit "B", hereby incorporated by this reference, is architecturally, historically, and culturally significant and is hereby determined to be eligible for designation to the category of Landmark District (LD) as meeting, at a minimum, the eligibility criteria set forth in Section 16-20.004(b)(1), specifically including subsections a., b., and c. of this code section. The Springdale/Oakdale/Lullwater Subarea of the Druid Hills Landmark District is located in Land Lots: 241 and 242 (see map for boundaries), 15th District, DeKalb County, Atlanta, Georgia.

Section 3. That the Commission hereby further determines that said Springdale/Oakdale/Lullwater Subarea of the Druid Hills Landmark District meets the criteria set forth in Section 16-20.004(b)(2)d., specifically including those criteria in the following groups: Group I (1) (2), Group II (1) (2) (3) (5) (6) (9) (11), and Group III (2).

Section 4. That the Commission, having determined that the Springdale/Oakdale/Lullwater Subarea of the Druid Hills Landmark District meets or exceeds the criteria as set forth herein, hereby nominates the Springdale/Oakdale/Lullwater Subarea to the category of Landmark District (LD), pursuant to Section 16-20.005(e)(3).

Section 5. That the Commission hereby directs the Executive Director to transmit this resolution including all supporting documentation to the Chair of the Zoning Committee of the Atlanta City Council, to the Commissioner of the Department of Planning, Development and Neighborhood Conservation, and to notify by first class mail the owners of all properties within the Springdale/Oakdale/Lullwater Subarea of the Druid Hills Landmark District.

Approved and nominated by the Atlanta Urban Design Commission on
October 25, 2000.

A handwritten signature in cursive script, appearing to read "Danita Brown", written over a horizontal line.

Danita Brown, Chairman
Atlanta Urban Design Commission
N-00-01

**Proposed Druid Hills Landmark District Expansion (Chapter 20B) –
Draft Regulations**

Section 16-20B.006. Springdale/Oakdale/Lullwater Road/Lullwater Parkway regulations.

The following regulations shall apply to any proposed development on any property located on Springdale Road, Oakdale Road, Lullwater Road or Lullwater Parkway, outside the Ponce de Leon Corridor:

(1) Permitted principal uses and structures:

- a. Single-family dwellings.
- b. Parks, playgrounds and community buildings owned and operated by a governmental agency.

(2) Permitted accessory uses and structures:

Uses and structures which are customarily incidental and subordinate to permitted principal uses and structures, including but not limited to the following, subject to limitations and requirements set forth herein or elsewhere in this chapter.

- a. Greenhouse, fallout shelter, garden shed, private garage, storage room.
- b. Guest house, servants quarters, dwelling or lodging facilities for caretaker or watchman.
- c. Swimming pool and accessory buildings, tennis courts and the like not less than 25 feet from side or rear lot line.
- d. Home occupations.

(3) Minimum lot requirements:

- a. Lot width: Each lot shall have a minimum lot width of 100 feet.
- b. Lot area: Each lot shall contain a minimum lot area of 38,000 square feet.

(4) Lot coverage: Lot coverage for all structures, parking and driveways shall not exceed 35 percent of the lot area.

(5) Minimum yard requirements:

a. Setbacks:

1. West side of Springdale Road, Ponce de Leon Avenue to City limit:
Front yard: 120 feet.
Side yards: 25 feet.
Rear yard: 50 feet.
2. East side of Springdale Road, Ponce de Leon Avenue to City limit:
Front yard: 100 feet.
Side yards: 25 feet.
Rear yard: 100 feet.
3. West side of Oakdale Road, Ponce de Leon Avenue to City limit:
Front yard: 110 feet.
Side yards: 20 feet.

Large Document
attached